

Floor Space Ratio (FSR)

FSR 358.71

Site Area's

Landscaped Total Area 172.39

Site Coverage 209.44

No	PLAN	Issue/Rev.	DATE
1	CONCEPT DRAWINGS	D	06.03.2024
2	CONTOUR ADDED	A	20.03.2024
3
4
5



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 Office Hours:
 Monday - Friday :
 8am - 4pm

CLIENT
Rob Borg

 COUNCIL
 Central Coast

DESIGNED BY
 Travis A Carbajal
 (Senior Draftman /
 Home Designer)

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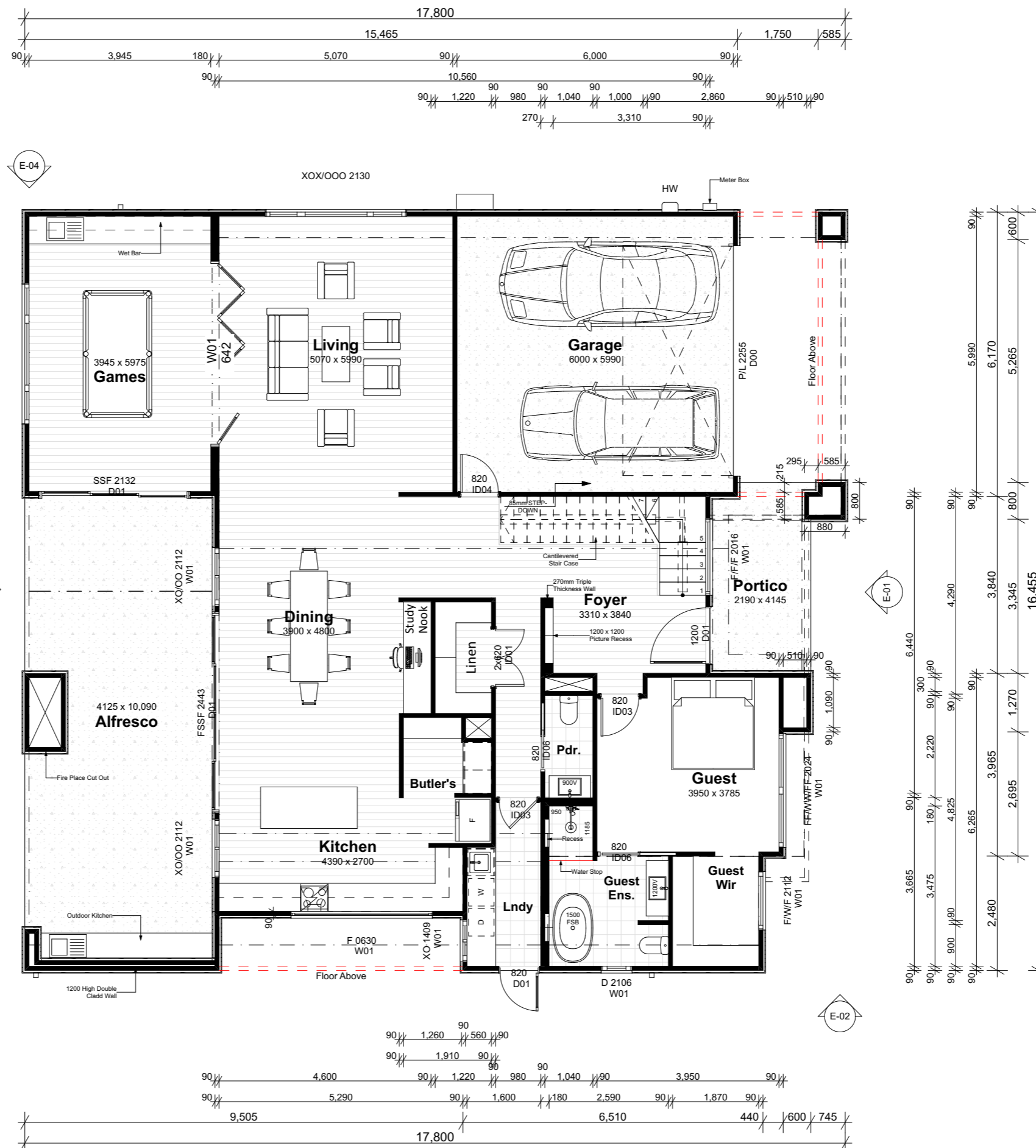
DETAILS
 Proposed Dwelling

**Lot 1214 , Trinity Point Drive,
 Morisset Park, NSW.**

BASIX CERT. No.	SCALE	1:200, 1:100
#Project ID	DATE	20/03/2024
PLAN	DRAWN	20/03/2024
Custom	CHECKED	
TITLE Site Plan / Site Analysis	Job no. 1067	PAGE A - 2 - 01

DESIGN NOTES :

- SHOWER GRATE TO ALL SHOWERS OVER 1m x 1m.
- BALUSTRADE SUBJECT TO CLIENT CHOICE.
- PRIVACY SCREENING AT FRONT SUBJECT TO CLIENT CHOICE.
- NO GLASS SCREENS TO SHOWER + ALLOW FOR OPEN SHOWER DESIGN.
- HYBRID FLOORING THROUGHOUT HOUSE (NO CARPET).
- SHADING DEVICE MAYBE REQUIRED SUBJECT TO BASIX.
- OPEN TREAD DESIGN TO STAIR CASE.



Room Schedule

Alfresco	42.49
First Floor	189.21
Garage	37.08
Ground Floor	172.36
Portico	8.85
	449.99 m ²

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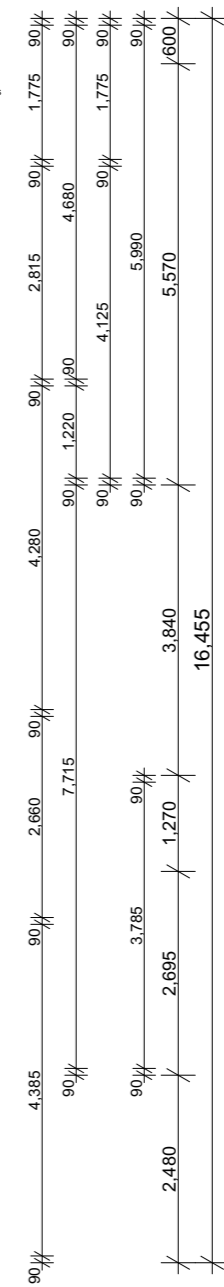
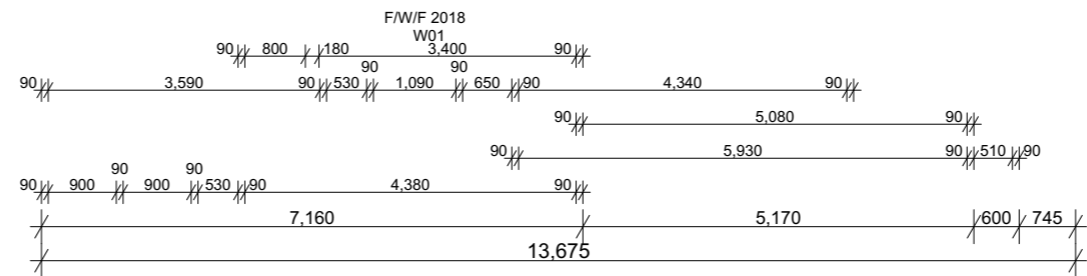
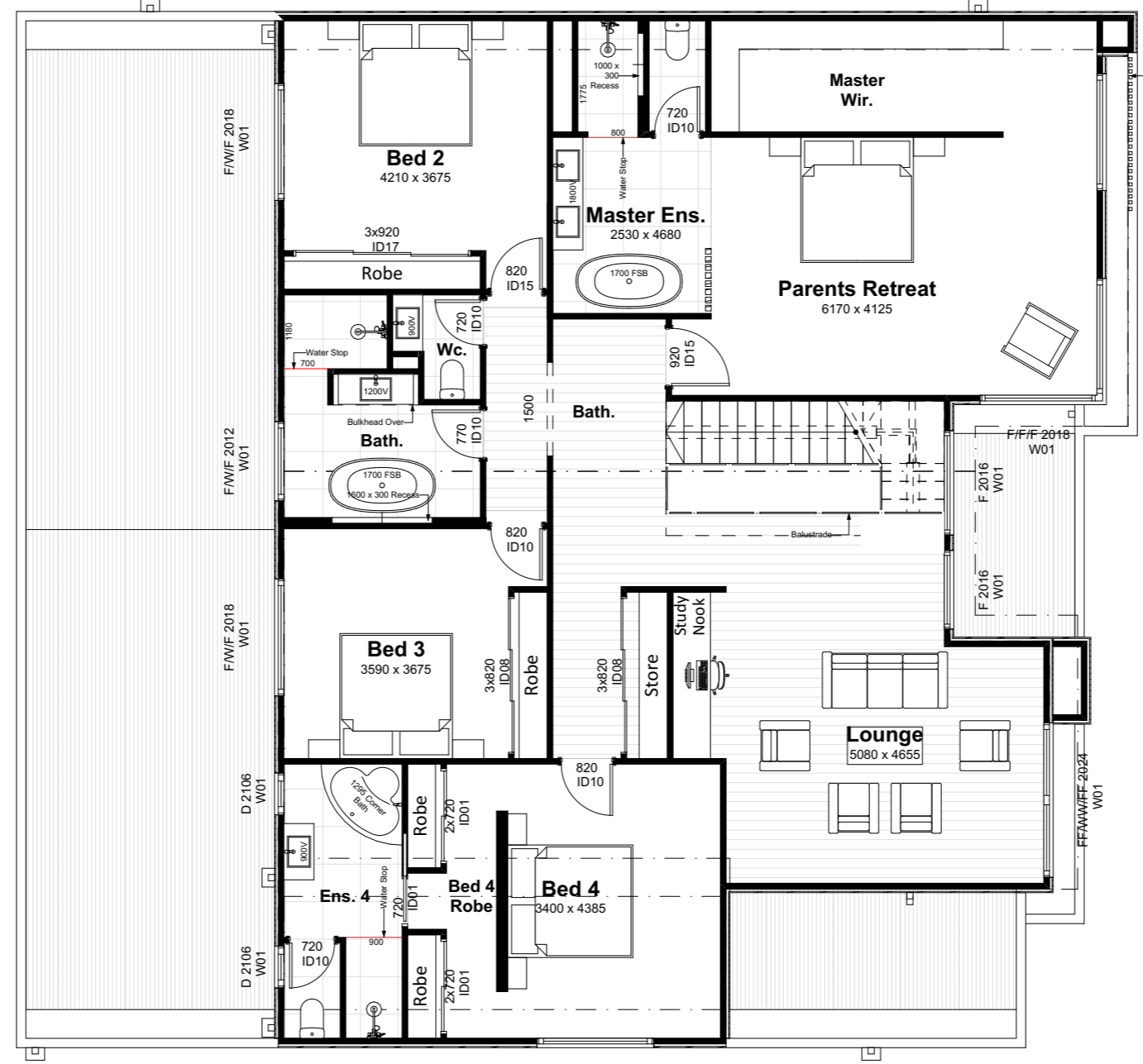
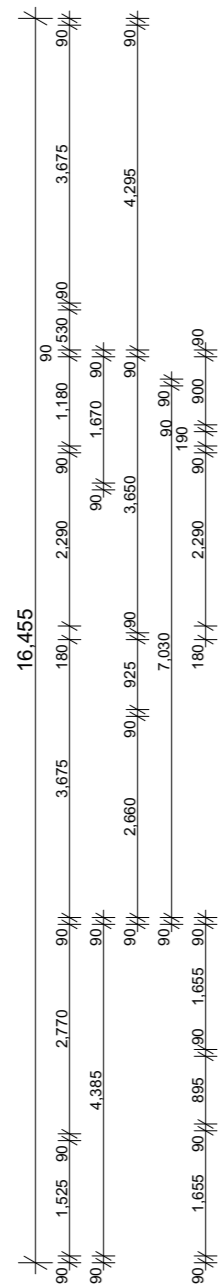
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Ground Floor Plan	1067	A - 2 - 02

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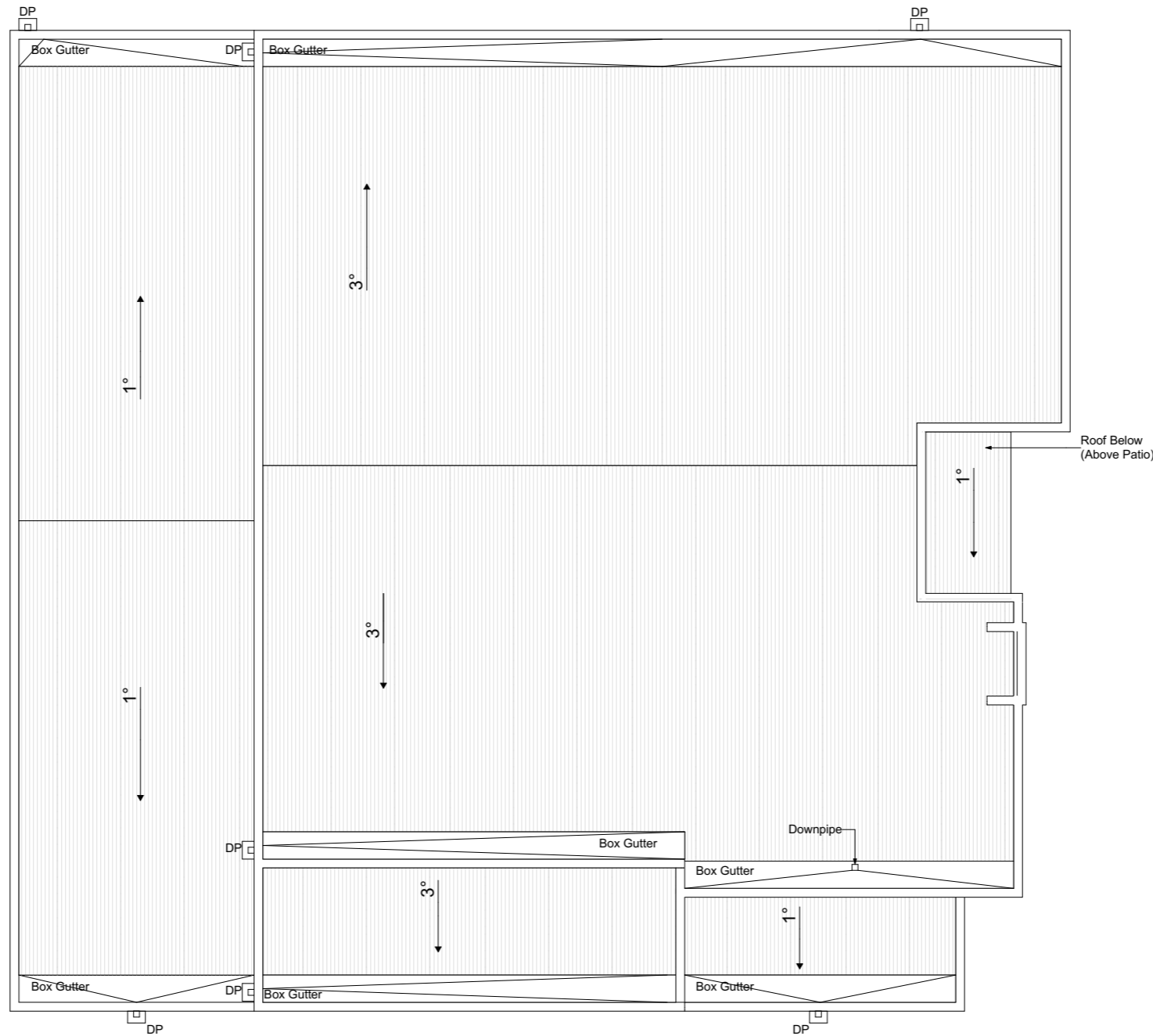
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TITLE	Custom	DRAWN	20/03/2024
	First Floor Plan	CHECKED	
	Job no. 1067	PAGE	A - 2 - 03

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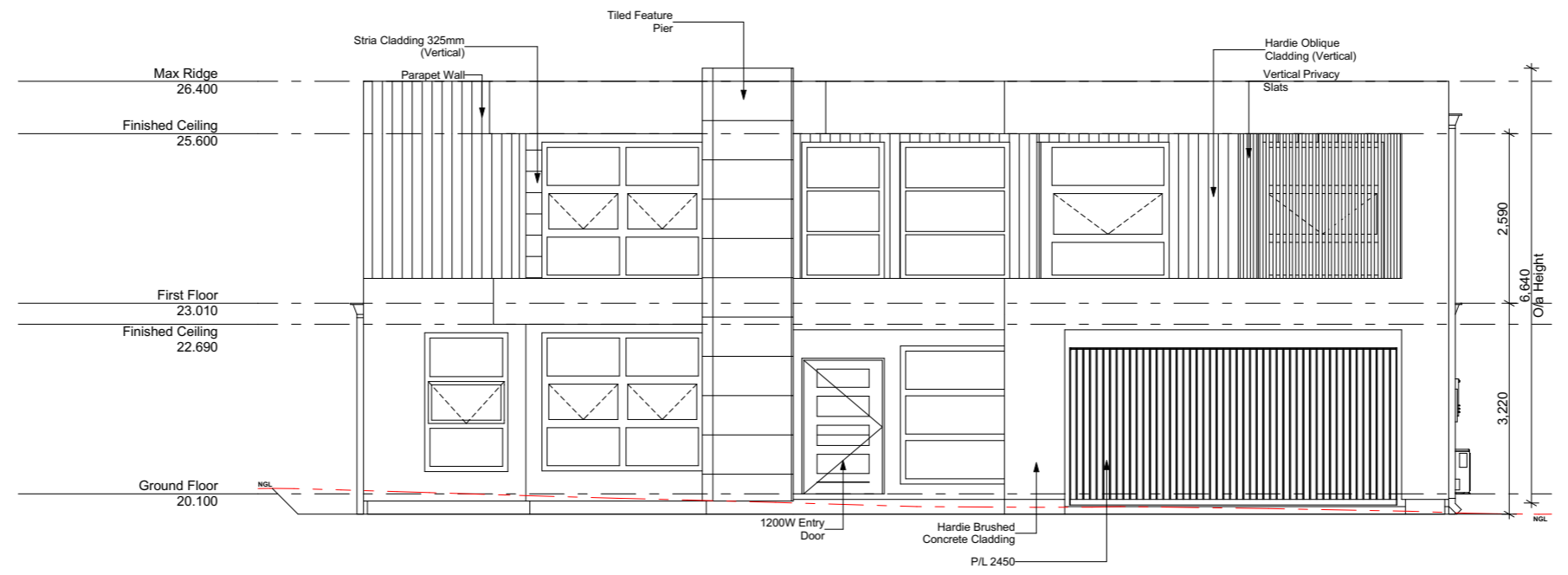
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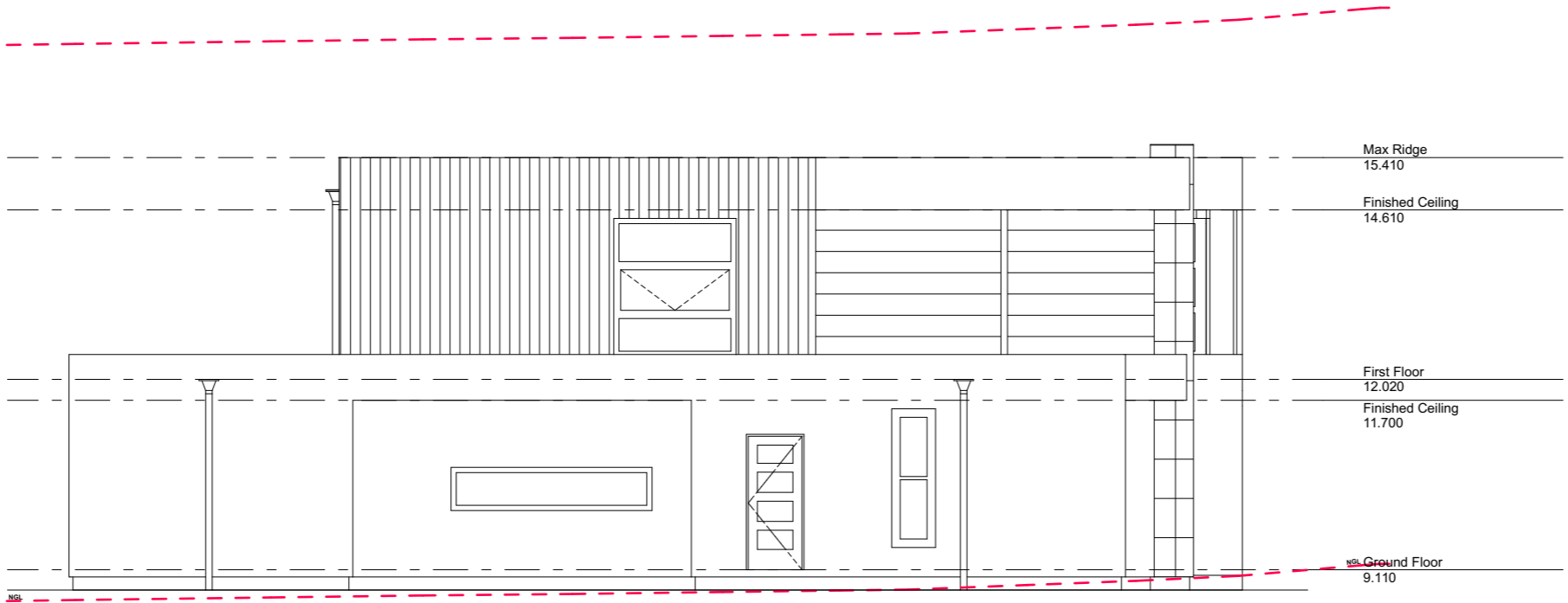
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#Project ID	DATE	20/03/2024
PLAN	DRAWN	20/03/2024
Custom	CHECKED	
TITLE	Job no.	PAGE
Roof Plan	1067	A – 2 – 04



E-01 Front Elevation 1:100



E-02 Left Elevation 1:100

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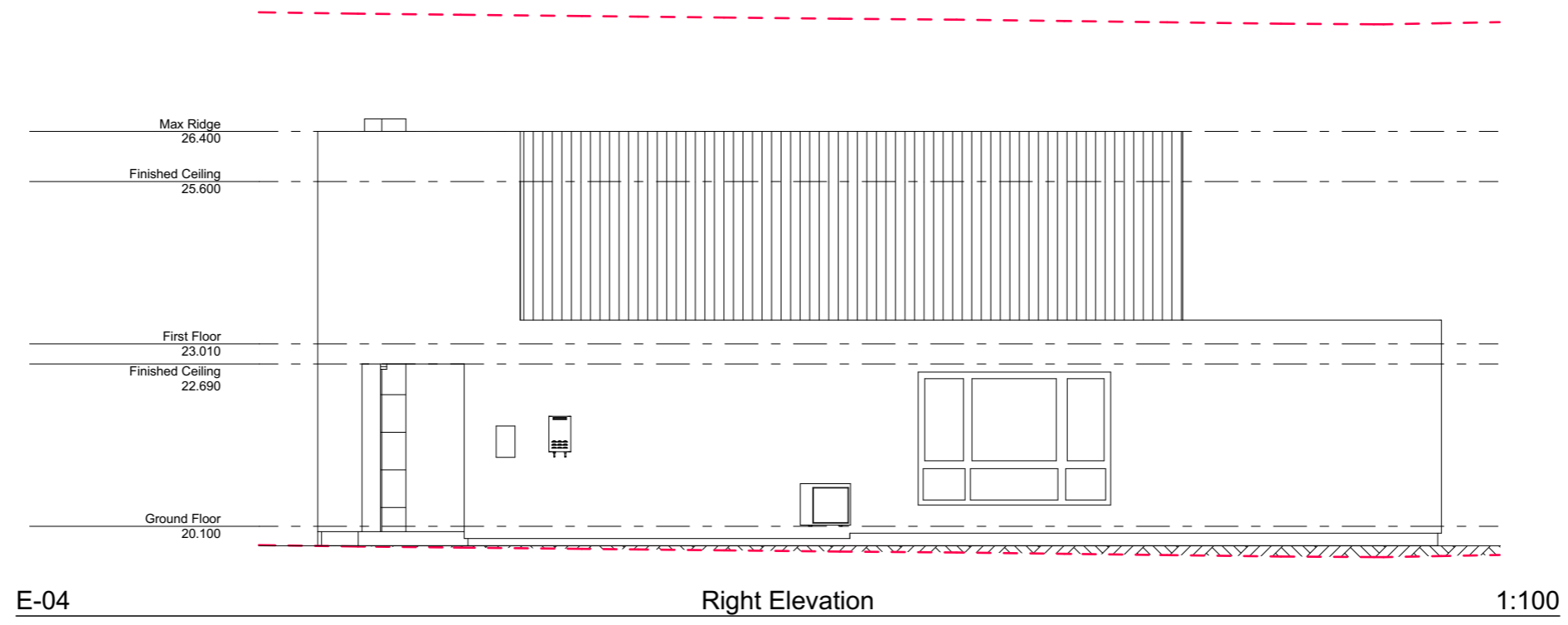
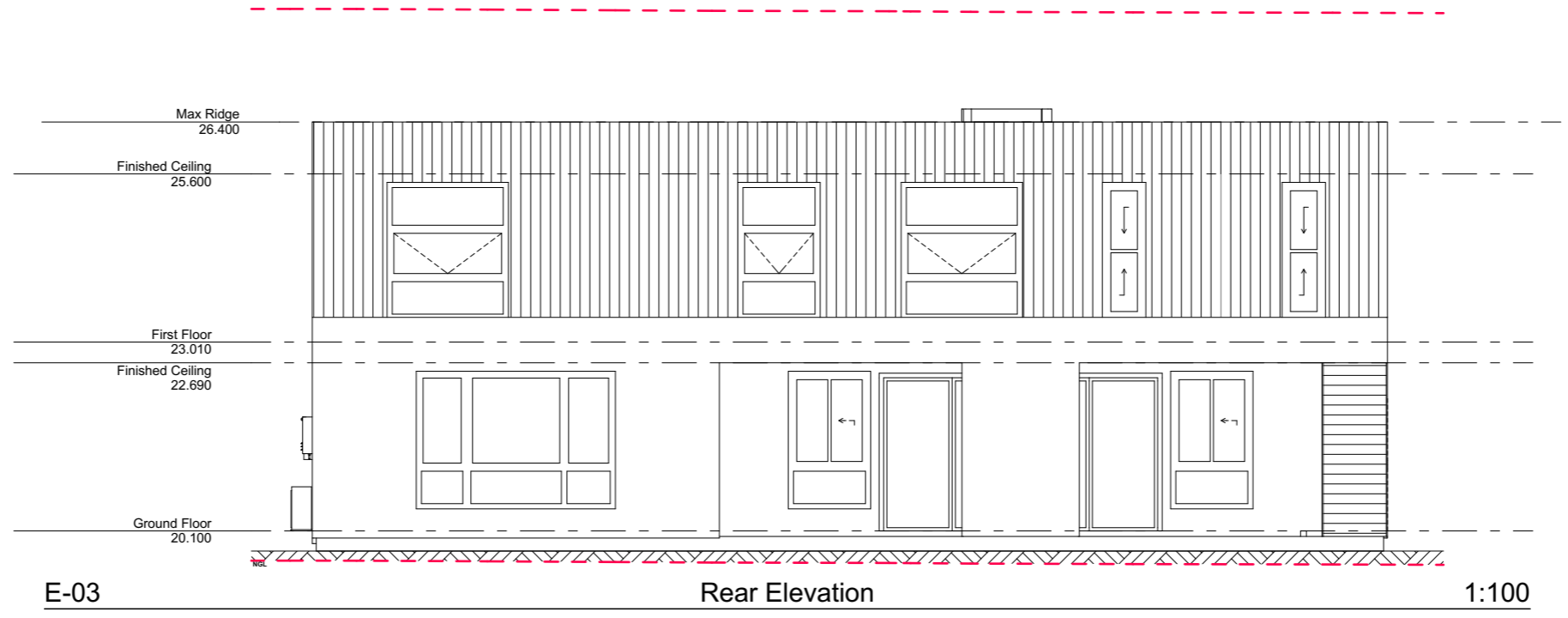
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Custom	CHECKED	
TITLE	Job no.	PAGE
Elevations E-01, E-02	1067	A - 3 - 01



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 PLAN
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Elevations E-03, E-04

SCALE
 1:100

DATE
 20/03/2024

DRAWN
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Job no.
1067

PAGE
 A - 3 - 02